

# **Business Incentive Grant Committee Meeting Agenda**

Monday, October 06, 2025 at 5:45 PM
City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566
<a href="https://cityoflosfresnos.com/meetings">https://cityoflosfresnos.com/meetings</a>

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

# A. CALL MEETING TO ORDER

# **B. ACTION ITEMS**

- 1. Consideration and ACTION to approve the minutes from February 3, 2025 and June 2, 2025.
- Consideration and ACTION to approve an interior grant for Busy Bubbles Laundromat located at 680 E Ocean Blvd. Suite 6.
- Consideration and ACTION to approve a sign grant for Exotic International Grocery Store located at 33478 FM 803 Suite B7.
- 4. Consideration and ACTION to approve a sign grant for Gracepoint Primary Healthcare located at 224 W Ocean Blvd.

# C. ADJOURNMENT

This is to certify that I, Mark W. Milum, posted this agenda on the front bulletin board of the City Hall and the city website <a href="www.cityoflosfresnos.com">www.cityoflosfresnos.com</a> on October 1, 2025 on or before 9:00 a.m. and it shall remain so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Mark W. Milum, City Manager

Persons with any disabilities that would like to attend meetings must notify City Secretary 24 hours in advance so that the City can make arrangements for that disabled person.



Item Title:	Consideration and ACTION to approve the minutes from February 3,
	2025 and June 2, 2025.



# **Business Incentive Grant Committee Meeting Minutes**

Monday, February 03, 2025 at 5:45 PM City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566 https://cityoflosfresnos.com/meetings

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

# A. CALL MEETING TO ORDER

Board Marco Huerta called the meeting to order at 5:45 p.m.

**PRESENT** 

Place 4 Marco Huerta

Place 5 Gordon Cappon

Place 6 Claudia Villarreal

# **B. ACTION ITEMS**

1. Consideration and ACTION to approve the minutes from January 06, 2025.

Motion was made and seconded to approve the minutes from January 06, 2025.

Motion made by Place 5 Cappon, Seconded by Place 6 Villarreal.

Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

2. Consideration and ACTION to approve a sign grant for Real Storage located at 696 E. Ocean Blvd.

Mr. Milum explained the location of the sign and the quotes received. Had advised the board the maximum amount for sign grant was \$3,750. He recommended approving the lowest bid in the amount of \$9,300 with CDC portion being the maximum sign grant of \$3,750.

Motion was made and seconded to approve a sign grant for Real Storage located at 696 E. Ocean Blvd to the lowest bid \$9,300 with the CDC portion being the maximum sign grant amount of \$3,750.

Motion made by Place 6 Villarreal, Seconded by Place 5 Cappon. Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

# C. ADJOURNMENT

Meeting was adjourned at 5:48 p.m.
Jacqueline Moya, City Secretary



# **Business Incentive Grant Committee Meeting Minutes**

Monday, June 02, 2025 at 5:45 PM
City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566
<a href="https://cityoflosfresnos.com/meetings">https://cityoflosfresnos.com/meetings</a>

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

# A. CALL MEETING TO ORDER

Board member Marco Huerta called the meeting to order at 5:45 p.m.

**PRESENT** 

Place 4 Marco Huerta

Place 5 Gordon Cappon

Place 6 Claudia Villarreal

### **B. ACTION ITEMS**

1. Consideration and ACTION to approve the minutes from January 06, 2025.

Motion was made and seconded to approve the minutes from January 06, 2025.

Motion made by Place 6 Villarreal, Seconded by Place 5 Cappon.

Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

2. Consideration and ACTION to approve a sign grant for Robyn's Cheesecake Cafe located at 32412 State Hwy 100 Suite E.

Mr. Milum explained where the business was located and reviewed the quotes with the board. He recommended approving the lowest quote in the amount of \$1,650 with the CDC portion being \$825.

Motion was made and seconded to approve and recommend a sign grant for Robyn's Cheesecakes located at 32412 Hwy 100 Suite E in the amount of \$1650 with the CDC portion being \$825.

Motion made by Place 5 Cappon, Seconded by Place 6 Villarreal. Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

3. Consideration and ACTION to approve a storefront grant for Los Fresnos Ambulance located at 100 Rodeo Drive.

Mr. Milum explained to the board that the building was in need of a painting. He recommended approving the lowest quote in the amount of \$21,000 with the CDC portion being the maximum amount of \$7,500.

Motion was made and seconded to approve and recommend a storefront grant for Los Fresnos Ambulance located at 100 Rodeo Drive in the amount of \$21,000 with the CDC portion being \$7,500.

Motion made by Place 6 Villarreal, Seconded by Place 5 Cappon. Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

# C. ADJOURNMENT

Meeting was adjourned at 5:49 p.m.

Jacqueline Moya, City Secretary



ltem Title:	Consideration and ACTION to approve an interior grant for Busy
	Bubbles Laundromat located at 680 E Ocean Blvd. Suite 6.



Community Development Corporation 520 E Ocean, Los Fresnos, TX 78566 (956) 233-5768 Phone (956) 233-9879 Fax

APPLICATION
1. Name of Applicant & Business: Ranco Croncole Busy Bubbles Jandana +
2. Applicant: (check one) Property Owner Tenant
3. Property Address: 680 E Ocean Blu- Los Freshos Tx 78566 A-6
4. Mailing Address: 35171 Melon dr. 105 freenes To 78566
5. Phone: 951. 8389980 (w) (c) E-mail Address: 90020ke. 45r @ yahea . Com
Type of Project: (circle one) Sign Storefront Landscaping Interior
Description of proposed improvements(s): Ceiling paint, walls, tein paint,
Floor new epoxy Flooring 1400 19ft
Name of contractors: (attach bid copies, including color design)  Amount of bids: (DO NOT INCLUDE TAX)
1. Sarrazaga Company \$ 5,92500
2. Karvez Builders \$ 4,200 =
3. Abel Gonzalez \$ 5,200 =0
I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.
Contact erson for this project:
Signature Properly Owner Signature
Ramon Generales To Trans Barnard - Property Manage
Print Name Print Name
9-17-25 Date
Staff Recommendation: Low bid of 4200 Cloration #2,100
Committee Recommendation:
Grant Approved:Name of Vendor Approved:
Grant Amount to be paid to:BusinessVendor Meeting Date:

Section B, Item # 2.

# Sarrazaga company

32645 Mayra st los fresnos tx 78566 956404/976 romansarrazaga7@gmail.com **INVOICE** 

#INV0008 Date: 09/18/2025

# Bill To: Busy Bubbles Laundromat 680 E Ocean Blv

gonzalez45r@yahoo.com 9568389980

#	Items	Qty	Unit cost	Total
1	Estimated include all labor and materials - 1400 sqft paint all walls -ceilings - trim and doors, epoxy new flooring preparation and install new gray black epoxy flooring	1	\$5,925.00	\$5,925.00
		Subtotal		\$5,925.00
	*	Total		\$5,925.00
		Balance I	Due	\$5,925,00

# Karvez Builders sent you an estimate

We look forward to working with you.

#### Customer

Busy Bubbles Laundromat gonzalez45r@yahoo.com +1 (956) 442-7146 680 E Ocean blv Los Fresnos , TX 78566

# Estimate #00163

September 18, 2025

### Hide full details

Estimated include all labor and materials - 1400 sqft paint all walls - ceilings - trim and doors , epoxy new flooring preparation and install new gray black epoxy flooring

\$4,200.00

Subtotal

\$4,200.00

**Total** 

\$4,200.00



# **Abel Gonzalez**

680 E Ocean Blv Los Fresnos +1 (956) 970-3053 RG3197021@gmail.com

# **ESTIMATE**

110

Date: 09/11/2025 Due Date: 09/18/2025

# Bill To:

#	Items	Qty	Unit cost	Total
1	<ul> <li>1400 sqft paint all walls</li> <li>ceilings - trim and doors, epoxy new flooring</li> <li>preparation and install new gray black epoxy</li> </ul>	1	\$5,200.00	\$5,200.00
	•	Subtotal		\$5,200.00
		Total	###Principle #Francisco Principles Statistics Apparents	\$5,200.00



tem Title:	Consideration and ACTION to approve a sign grant for Exotic
	International Grocery Store located at 33478 FM 803 Suite B7.



Community Development Corporation 520 E Ocean, Los Fresnos, TX 78566 (956) 233-5768 Phone (956) 233-9879 Fax

APPLICATION	
1. Name of Applicant & Business: Alsa Cantu; Extic Inter	national Circlem Store
2. Applicant: (check one)Property OwnerTenant	
3. Property Address: 33478 Fm 803, Suite B7, L05	
4. Mailing Address: 33478 Fm 803 Suite B7	Los Fresnos, Tx 78546
5. Phone: 056456-0407 (w) (c) E-mail Address	
Type of Project: (circle one) Sign Storefront  Description of proposed improvements(s):	Landscaping Interior
Name of contractors: (attach bid copies, including color design)	Amount of bids: (DO NOT INCLUDE TAX)
1. Grafik Spot	\$ 3,00
2. Signs+ more LLC	s_2,81D
3.	\$
I have read and understand the information on the Business Incentive Program. It project after the grant is approved may jeopardize funding. I further agree that if a altered for any reason within one year of construction, I will reimburse the CDC to	a grant is awarded and area of improvement is
Contact Person for this project:	Mil
Signature Pro	operty Owner Signature
Print Name Pri	int Name
09-04-25	9-4-25
Date Da	te
Staff Recommendation: 600 bid of \$3,810 COC	Partion # 1, 405 %
Committee Recommendation:	
Grant Approved:Name of Vendor Approved	<u>:</u>
Grant Amount to be paid to:BusinessVendor Meeting	g Date:

# **ESTIMATE**

The Grafik Spot LLC 1265 N Expressway Brownsville, TX 78520 billingdept@thegrafikspot.net +1 (956) 621-0381 www.thegrafikspot.net



Bill to

**Exotic Candiez** 

# Estimate details

Estimate no.: 15658

Estimate date: 06/16/2025

#	Product or service	Description	Qty	Rate	Amount
1.		Sign option 003			
2.	sign	LED Front-lit Channel Box Sign 90"X50"	1	\$2,500.00	\$2,500.00
3.	sign	Channel Box 89"X8"	1	\$500.00	\$500.00
			Subtotal		\$3,000.00
	Ninta da arreta en en		Sales tax		\$247.50

Total

# Note to customer

Artwork must be approved by the client ,before a job can be entered into production.

Please be sure to double-check design, spelling, grammar and layout before approving artwork. If a proof containing errors and is approved by the client, the client is responsible for payment of all original costs of printing, no refunds or claims accepted. The image sent for approval is only a representation of design and color scheme, colors may vary upon print.

Accepted date Accepted by

\$3,247.50

Section B, Item # 3.

Signs.

Signs and More LLC 2108 Central Blvd Brownsville, TX 78520 US info@signsandmore.us www.signsandmore.us

ADDRESS
Exotic Cadiez
Alisa
Exotic Candiez

PROPOSAL #

DATE

11983

08/25/2025

DESCRIPTION	QTY	RATE	AMOUNT
Channel box Sign LEDs front light 90"X50"	1	2,350.00	2,350.00T
LEDs box Sign 80" X 8"	1	460.00	460.00T
		SUBTOTAL	2,810.00
		TAX (8.25%)	231.83
		TOTAL	\$3,041.83

**Proposal** 

Accepted By

**Accepted Date** 

Section B, Item # 3.



INTERNATIONAL GROCERY STORE

DO NOT APPROVE PROOF UNTIL ARTWORK IS 100% READY FOR PRODUCTION FAVOR DE NO APROBAR DISEÑO HASTA QUE ESTÉ 100% LISTO PARA PRODUCCIÓN



**ARTWORK PROOF** 

Nettices Under Article 27 of the Joint Ethics Committee Code for Fair Practice: All art designed by The Grafik Spot, LLC is owned and copyrighted to The Grafik Spot, LLC and carried to the processing the strategy of the processing the strategy of the processing the processing of th





Item Title:	Consideration and ACTION to approve a sign grant for Gracepoint
	Primary Healthcare located at 224 W Ocean Blvd.



Community Development Corporation 520 E Ocean, Los Fresnos, TX 78566 (956) 233-5768 Phone (956) 233-9879 Fax

APPLICA	TION
1. Name of Applicant & Business: Lila Pena Ongelia	Pedraza Gracepoint Primary Hospitha.
2. Applicant: (check one) Property Owner Ten	ant
3. Property Address: 224 W. Occan BlvJ	Los Fressos TV 18566
4. Mailing Address: 224 W. Occan Blud	LUS Fresn. Ty 78566
5. Phone: 956 472 5430 <sub>(w)</sub> (c) 1	3-mail Address: 1/aggics 2 act. com
Type of Project: (circle one) Sign St	orefront Landscaping Interior
Description of proposed improvements(s):	
Name of contractors: (attach bid copies, including color design)	Amount of bids: (DO NOT INCLUDE TAX)
1. AHA Electrical Signs	\$ 8,041,79
2. The Gratik Spot	s 4,720 -
3.	\$
I have read and understand the information on the Business Incentive project after the grant is approved may jeopardize funding. I further altered for any reason within one year of construction, I will reimbu	agree that if a grant is awarded and area of improvement is
Contact Person for this project:	(1) 1, m1
file spedrasa	Undrew 11 ases
Signature	Property Owner Signature
Lila Pena Angelic Yedraza Print Name	Print Name
(19/19/25 9/29/2075	9-30-25
Date	Date
Staff Recommendation: Lowbid of 4720 00 -	CPC Portion \$2360°
Committee Recommendation:	
Grant Approved:Name of Vene	dor Approved:
Grant Amount to be paid to:BusinessVendor	Meeting Date:

P.O. Box 997 Donna, TX. 78537

Section B, Item # 4.

Fax: (956) 484-2408

546-2735 887-8844 464-3221 423-2271 725-0538 682-7831 342-3241

Website: Www.3dsigns.com E-mell: signs@3esigns.com ATTN: **ANGIE PEDRAZA** PROPOSAL No. OT OTTHMBUS INZOIGE **GRACE POINT PRIMARY HEALTHCARE** GRACE POINT PRIMARY HEALTHCARE 224 W OCEAN BLVD 224 W OCEAN BLVD THY, STATE & ZIP CODE CITY, STATE & ZIP CODE LOS FRESNOS, TX 78566 LOS FRESNOS, TX 78566 956-246-8073 956-246-8073 9/2/2025 pedraza.angie@gmail.com We hereby submit specifications and estimates as per our Standard Terms & Conditions. CRANE SERVICE AND LABOR TO REMOVE EXISTING SIGN FOR RETROFITTING 2 EA. 8' x 8' ILLUMINATED FACES, DESIGN: 334-2025 FRAME: EXISTING FRAME, ENAMEL FINISH FACES: DURALIFE 6,000 FACES, WITH # 3640, U.V. FINISH COATING LIGHTING: RETROFIT WITH SAMSUNG IP 68 WHITE LED'S 2 SETS OF HIGH PERFORMANCE COMPUTER CUT VINYL NUMBERS CRANE SERVICE AND LABOR TO RETROFIT LIGHTING, RE-PAINT FRAME & POLE, C) INSTALL SIGN, & COMPUTER VINYL NUMBERS, AS PER DESIGN further understood and agreed that the purchaser is to turnish all primary electrical service to the sign, including a Disconnect Switch. Time Switch, Photo Cell or other controls, as required by the Electrical Code and/or City, including a computer that may be needed to control the s it their own expense. This proposal includes up to 4 hours of FREE On-Site Training of software on Customer's Computer. **OUTRIGHT PURCHASE EIGHT THOUSAND FORTY ONE AND 99/100** Dollars ( \$8,041.99 DOWN PAYMENT: TO BE PAID IN FULL PRIOR TO DELIVERY **BALANCE OF:** \$3,216.80 4,825.20 MAINTENANCE POLICY Initial **60 MONTH EXTENDED MAINTENANCE POLICY ONLY** 75.25 MONTHLY Did you know, Lease Plans are 100% tax deductible as advertising expense LEASE PLAN (1) LEASE PLAN with FULL MAINTENANCE Initial **60** MONTH LEASE AT PER MONTH, INCLUDING MAINTENANCE WITH AN INITIAL PAYMENT TO BE MADE IN ADVANCE, FIRST LEASE PAYMENT IS DUE 30 DAYS AFTER INSTALLATION. ONLY PER DAY ADVERTISEMENT (2) LEASE PLAN with FULL MAINTENANCE Initial **60 MONTH LEASE AT** PER MONTH, INCLUDING MAINTENANCE WITH AN INITIAL PAYMENT TO BE MADE IN ADVANCE. FIRST LEASE PAYMENT IS DUE 30 DAYS AFTER INSTALLATION. PER DAY ADVERTISEMENT NOTE: This Proposal becomes a contract upon acceptance and signed by an authorized Officer for AAA Electrical Signs. All Lease & Maintenance contracts are subject to any taxes due, and they are subject to the terms and conditions of each agreement. 548 **JOE MARTINEZ** Approved for AAA ELECTRICAL SIGNS **ACCEPTANCE OF PROPOSAL/CO-MAKER AGREEMENT** 

The above price, specifications, terms, conditions on the reverse side are satisfactory and are hereby accepted. You are authorized to do work. as specified and payment will be made as indicated above at Donna, Hidalgo County, Texas. In consideration of the acceptance of the above Proposal / Contract of Purchase Order by your Company, it is hereby and understood that there are no prior writings, verbal negotiations, understanding, representations or agreements between the parties not herein expressed. This agreement cannot be changed or altered during its terms except in writing, the undersigned agrees to perform all terms of the agreement, including any payments of any obligations thereunder.

GRACE POINT PRIMARY HEALTHCARE		
Firm Name:	Date of Purchase:	
	ANGIE PEDRAZA	
Purchaser / CO-Maker Signature / Purchaser Order Number	- Customer's Copy	Titifue - Estimating
White - Home Office	Central Office Copy	Code 5/25



OPTION: FACELAYOUT

8-0,

Double Face Electrical ID Sign

R MA Y HEALTHCARE

7,1/4"

6 1/2"

20.-9"

1'-2 3/4"

3'-9 7/8"

8.0.

224 W. Ocean Blvd 956-304-9102

EXISTING

sracePoin

DF filtuminated Aluminum Fabricated Sign, with Duralife 8600 Feels with Clear ASAGO UV finish Coading my Lighted by Samsung LED's Model ECOT 2W 12VDC White #951s, Powerced by Mean Well #KM2820 Power Supply Wing to IL. Specifications Single Pose Installiation •

- High Performance Computer Cut lack Vinyi

12'-9"

COLORS:

BURGANDY PRS# 201C
BURGANDY PRS# 201C
BURGANDY PRS# 201C
BURGANDY PRS# 201C
BURGE PRS# 201C
WHITE

AAA Electrical Signs 55 YEARS IN BUSINESS

Customer: Grace Point Primary Healthcare 2407 E Bus. Hwy 83 Donna, TX 78537

Location: Sales Rep:

Cily: Los Frenos, Tx 78566 tales Rep: Joe Martinez Drawing: 334-2025 Grace Point 224 W. Ocean Blvd.

Scale: 3/8" = 1'-0" Date: 9-2-2025 DSC #: 12

CUSTOMER APPROVAL Design #: 334-2026

Designer: Jae Herrera

Customer Signature

# **ESTIMATE**

The Grafik Spot LLC 1265 N Expressway Brownsville, TX 78520 billingdept@thegrafikspot.net +1 (956) 621-0381 www.thegrafikspot.net



Bill to

Angie Pedraza Grace Point Primary Home

# Estimate details

Estimate no.: 16144

Estimate date: 09/04/2025

#	Product or service	Description	(	Qty	Rate	Amount
1.	signs	ALL NEW LED Internally-Illuminated Aluminum Structure Cabinet Sign ALL NEW Electrical Components & LED Lighted Installed NEW Cabinet Sign Retrofitted Existing Pole Sign - Sand/Grind Primer Seal + NEW Exterior Pole Paint Installed		1	\$4,320.00	\$4,320.00
2.	FEE	City Permit Fee		1	\$200.00	\$200,00
3.	vinyl	NEW Parking Sign Exterior Vinyl - Matte Laminate Outdoor Protection - Installed		10	\$20.00	\$200.00
			Subtotal			\$4,720.00
			Sales tax			\$389.40

Accepted by

### Note to customer

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Please be sure to double-check design, spelling, grammar and layout before approving artwork. If a proof containing errors and is approved by the client, the client is responsible for payment of all original costs of printing, no refunds or claims accepted. The image sent for approval is only a representation of design and color scheme, colors may vary upon print.

Accepted date

Total \$5,109.40



